

Decatur County Area Plan Commission
September Minutes 2025

The regular scheduled meeting for the Decatur County Area Plan Commission was called to order by Todd Mauer at 6:20 p.m. on Wednesday, September 3, 2025. There were 7 board members present with Ryan Kennelly absent with Scott Smith and Sabrina Gregory joining remotely. Also attending the meeting was Melissa Scholl – APC Attorney (remote), Doug Westerfeld – Area Plan Director and Debbie Martin – Administrative Assistant.

NOTE: Scott Smith joined in when we heard the Robbins petition.

Todd Mauer opened the meeting and read the following: *to comply with the Title VI of the Civil Rights Acts of 1964, Decatur County requests that participants in this meeting complete a voluntary, anonymous survey that is available on the table in the back of the room.*

* **Minutes August 6, 2025 – Paul Stone** made a motion to approve the minutes as mailed; Brad Schutte seconded the motion with all members signified aye.

* **APC Petition 2025-9 - John Marselletti** is requesting to rezone approx. 100'x100' from an A-1 zoning classification to an A-2 zoning classification to build a Wireless Telecommunications Tower. This request falls under Decatur County Ordinance Section Number 920 (3). The property is owned by Richard Charles and Kimberly Mae Redelman and is located just West of 247 E Co Rd 500 S, Greensburg, in Marion Township.

John Marselletti: requested rezoning of approximately 100 foot by 100 foot from A1 to A2 to build a 295-foot wireless communication tower for Verizon Wireless. It was noted that the distance from adjoining property owners has been resolved by moving the tower location. An adjoining property owner questioned when the construction would begin. John stated that it will go through their permitting process and hopefully begin later this month and have constructed before winter begins.

Brad Schutte made a motion to vote on APC 2025-9; **Sheila Kirchhoff** seconded the motion with all members present voting yes. Scott Smith did not participate in the vote. **Todd**: congratulations, your petition passes. Stay in touch with the office.

* **APC Petition 2025-20 – Sam Koester** is requesting to subdivide approx. 5.00 acres out of 121.86 acres and rezone approx. 2.99 acres from an A-1 zoning classification to an A-2 zoning classification to build a single family detached dwelling. This request falls under Decatur County Ordinance Section Number 915 & 920(7). The property is owned by 5K Properties and is located at 1350 W CR 500 S Greensburg in Marion Township.

Sam Koester stated that they wish to rezone and build a single family detached dwelling. The board noted that all of the required paperwork is in order. There were no comments or concerns from any of the adjoining property owners.

Tom Cherry made a motion to vote on APC 2025-20; **Sheila Kirchhoff** seconded the motion with all members present voting yes. Scott Smith did not participate in the vote. **Todd**; congrats, stay in touch with the office through your building process.

* **APC Petition 2025-21 – Jonathan Crowe** is requesting to rezone approx. 2.00 acres from an A-1 zoning classification to a B-3 zoning classification for a Repair Shop & Auto Sales. This request falls under Decatur County Ordinance Section Number 1145. The property is owned by Kathleen Lecher and is located at 3056 NCR 850 E Greensburg in Fugit Township.

Jonathan: respectfully request to rezone to a B3 zoning for a repair shop and auto sales.

The board inquired about the revitalization plan, the hours of operation, whether or not there will be inoperable vehicles sitting outside, whether there will be fuel tanks at the site and whether or not he will live in the residence. **Jonathan**: that the block building has been painted, the Morton building has had all new metal and starting today the entire triangle area will be asphalt. There is no plan as of now to have inoperable vehicles on the lot, it's too small. The fuel tanks were removed and signed off over 30 years ago. An employee will be living in that residence, allowing some security on the site 24/7. There were no comments or objections from any adjoining property owners.

Sheila Kirchhoff made a motion to vote on APC 2025-21; **Tom Cherry** seconded the motion with all members present voting yes. Scott Smith did not participate in the vote. **Todd**; congratulations.

* **APC Petition 2025-22 Doug & Teresa Vanderbur** is requesting to subdivide approx. 2.99 acres out of 9.10 acres and rezone approx. 2.99 acres from an A-1 zoning classification to an A-2 zoning classification to build a single family detached dwelling. This request falls under Decatur County Ordinance Section Number 915 & 920(7). The property is owned by the petitioners and is located at 5937 S CR 220 SW, Greensburg in Sand Creek Township.

Teresa Vanderbur: we want to build a home. The driveway and home location was clarified as well as all the necessary documents are in order and that the other structure on the site is a small cabin. There were no comments or objections from any adjoining property owners.

Tom Cherry made a motion to vote on APC 2025-22; **Sheila Kirchhoff** seconded the motion with all members present voting yes. Scott Smith did not participate in the vote. **Todd**: congrats, stay in contact with the office as you go through the building process.

* **APC Petition 2025-23 Mike & Carese Robbins** – is requesting to subdivide approx. 4.50 acres out of 153.94 acres and rezone approx. 2.99 acres from an A-1 zoning classification to an A-2 zoning classification to build a single family detached dwelling. This request falls under Decatur County Ordinance Section Number 915 & 920(7). The property is owned by Roy & Marjorie Robbins and is located behind 665 W CR 250 S, Greensburg in Washington Township.

Mike Robbins: we are wanting to rezone to build a home. It is situated south of the old barn on that ridge that overlooks that bottom field. It was noted that the black line on the overhead drawing would

be where he would put the driveway and recommended it was referenced that an easement would be a good idea with language for maintenance of the driveway. There were no comments from any adjoining property owners.

Brad Schutte made a motion to vote on APC 2025-23; **Tom Cherry** seconded the motion with all members present voting yes. Scott Smith did not participate in the vote. **Todd**; congratulations, your petition passes. Stay in touch with the office as you start your building process.

* **APC Petition 2025-24 Roger & Julie Fromer** – is requesting to subdivide approx. 1.50 acres out of 3.998 acres and rezone approx. 1.50 acres from an A-1 zoning classification to an A-2 zoning classification to build a single family detached dwelling. This request falls under Decatur County Ordinance Section Number 915 & 920(7). The property is owned by the petitioners and is located just south of 923 W Main Street, Westport in Sand Creek Township.

Roger Fromer: My wife Julie and I request to rezone to build a home and a pole barn. We will access it from West Main Street and put in a driveway to the back. **Paul**: it would be good to put in there that should the property ever change hands about the access and maintenance of the shared drive. There were no comments from any adjoining property owners.

Sheila Kirchhoff made a motion to vote on APC 2025-24; **Paul Stone** seconded the motion with all members present voting yes. Scott Smith did not participate in the vote. **Todd**: congratulations, stay in contact with the office through the building process and good luck.

* **APC Petition 2025-25 Nick & Lauren Beckett** – is requesting to subdivide approx. 4.00 acres out of 112.4667 acres and rezone approx. 2.99 acres from an A-1 zoning classification to an A-2 zoning classification to build a single family detached dwelling. This request falls under Decatur County Ordinance Section Number 915 & 920(7). The property is owned by Grote Irrevocable Trust and is located across from 3113 S CR 220 SW, Greensburg in Sand Creek Township.

Nick Beckett: Looking to build a house and pole barn, just across from where we live now on the family farm. I had talked to Andy Scholle about potentially moving the south property line up to match Dennis and Marge Weber's, that would leave a little road frontage to the rest of the farm, the Stone Quarry owns that little triangle to the south. That would give us a little right of way to access the field in the back. There were no comments from any adjacent property owners.

Tom Cherry made a motion to vote on APC 2025-25; **Paul Stone** seconded the motion with all members present voting yes. Scott Smith did not participate in the vote. **Todd**: congratulations, stay in contact with the office as you go through the building process and good luck with the new house.

Tom Cherry made a motion to adjourn; **Brad Schutte** seconded the motion. Meeting was adjourned at 7:08 p.m.

The video can be viewed at: https://www.youtube.com/watch?v=PyLUpc7_XT0&t=2525s

Attest:



Secretary, Paul Stone

Decatur County Area Plan Commission

President, Todd Mauer

Decatur County Area Plan Commission

In the absence of the President and
the Vice-President joining remotely,
the minutes were reviewed and approved
by the Board and signed by the
Secretary only.